

## \$275,000 - 5421 53 Street, Wabamun

MLS® #E4444121

**\$275,000**

4 Bedroom, 2.00 Bathroom, 1,374 sqft

Single Family on 0.00 Acres

Wabamun, Wabamun, AB

Embrace the serenity of lake village living in this charming 1,374 sq ft ranch-style haven, mere footsteps from the sparkling shores of Wabamun Lake. Originally crafted with three inviting bedrooms—including a spacious primary retreat with a walk-in closet & private 4pc ensuite—this home now features a grand fourth bedroom addition, perfect for growing families or weekend guests. Sunlight dances upon cathedral ceilings in the living room, where panoramic sunset views spill across the sprawling green space just beyond your front door. The kitchen is a culinary delight, beginning at the peninsula counter and flowing into a bright dining area with extended cabinetry & cheerful coffee bar nook. A family-friendly 4pc bath and dedicated laundry/storage room enhance everyday ease. Outside, the fully fenced yard is a gardener's dream, lush and beautifully landscaped, with handy storage sheds. The oversized double garage offers even more—complete with a private rear office for hobbies or quiet work-from-home days.

Built in 1998

### Essential Information

MLS® # E4444121

Price \$275,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5421 53 Street
Area	Wabamun
Subdivision	Wabamun
City	Wabamun
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Picnic Area, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Modular, Vinyl
Foundation	Block, Piling

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	11
Zoning	Zone 93

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Listing information last updated on July 5th, 2025 at 3:32am MDT